PUBLICATION GUIDE

JULY 1986

CITY of REGINA
Planning Department

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PUBLICATION DESCRIPTIONS

1a-d Background Papers to the Development Plan Review:

1a A Public Opinion Survey on Planning Issues in Regina - October 1985 (free)

This document summarizes the principal findings and highlights of a public opinion survey of city-wide planning issues. The telephone survey was based on a sample of 1007 households during the months of July and August, 1985. The document was prepared by consultants for the City of Regina.

1b Working Paper: Residential Redevelopment and Infill - April 1985 (free)

This document is one of a series of background studies produced in advance of the preparation of a revised Development Plan for Regina. The study surveys the opportunities for redevelopment and infill, as well as constraints on such development. It examines relevant existing policies, economics and recent trends in the city. Some techniques utilized in other cities to encourage redevelopment and infill are identified.

1c Working Paper: Suburban Growth Options - March 1985 (free)

The report identifies general development constraints and opportunities affecting land immediately adjacent to the built up area of Regina. A comparative analysis of city services, natural gas, electricity and telephone services to various development cells is identified in the report.
The study also looks at constraints which may affect the long term development of the city beyond the relocated rail line and the airport lands.

Background Papers to the Development Plan Review (continued)

1d Working Paper: Towards a New Development Plan - May 1985 (free)

This document analyzes the impact of the previous development plan Regina - RSVP on planning and development in Regina, taking into consideration both the general planning approach and specific issues and policies outlined in the plan. Based on this analysis, the policies that are identified:

1. have become dated or have been fulfilled.
2. are still relevant but required updating; or
3. have emerged since Regina - RSVP.

With regard to emerging issues, an attempt is made to speculate about when lifestyle trends will require new long-range policies to satisfy future needs. In general, the document is intended to initiate discussion of the development plan in order to provide some direction on the approach the new plan should take.

2 Bicycle Transportation in Downtown Regina - October 1982 ($2.35)

This document (18 pages) consists of two parts. The first part outlines a bicycle transportation strategy for encouraging utilitarian cycling in the city. Instead of attempting to separate bicycles from vehicular traffic by means of bicycle lanes or paths, the study proposes a comprehensive strategy designed to integrate the bicycle into the existing transportation system. Part 2 is a survey of downtown cyclists to determine the needs and attitudes of Regina's bicycling population.

3 Day Care Services in the Downtown - 1983 ($3.00)

This report is made up of 3 parts dealing with different aspects of the downtown:

i) Downtown Day Care Services
- Introduction
- The Demand for Day Care
- Advantages of Downtown Day Care
- Disadvantages of Downtown Day Care
- Recommendations

ii) The Residential Component of the Downtown

- Introduction
- The Disappearance of Downtown Housing
- Demographic and Socio-Economic Characteristics of the Downtown Population
- The "Old Boys"
- Positive Aspects of Increasing the Downtown Population
- Future Housing Direction

iii) Designing Crime out of the Downtown

- Introduction
- Crime Statistics
- Socio-Economic Factors
- Recommendations

4 a-h Development Plans for Regina ($29.70 set)

The Regina Development Plan, 1984 is the readopted Municipal Development Plan, 1979. The readoption brought the Plan into conformity with the Planning and Development Act, 1983 and made other technical changes. The policies in the Plan remain unchanged from the 1979 version. The Plan consists of six parts.

Development Plans for Regina (continued)

4a Part A: Policy Plan - December 1984 ($2.35)

Contains policy objectives and recommendations on the subjects of growth management, rail relocation, the downtown, the inner city, suburban growth, transportation, and open space and recreation.

4b Part B: Policy Implementation and Guidelines - December 1984 ($2.35)

Contains policy objectives and implementation measures for special matters such as flood plains, the airport area, Wascana Centre, older neighbourhoods, day care centres, group homes, and nursery schools.

Part B also contains guidelines for the application of contract zoning and direct control districts.

4c Part C: Northwest Sector Plan - August 1984 ($2.00)

Part C is a secondary or sector plan for the expanding suburban northwest area. The plan provides an overall land use structure, basic street networks, population density guidelines, and phasing of development.

4d Part D: Southeast Sector Plan - December 1984 ($6.00)

Part D is a secondary or sector plan for the expanding suburban southeast area. The plan provides an overall land use structure, basic street networks, population density guidelines, and phasing of development.

4e Part E: Inner City Development Plan - August 1984 ($1.75)

The report outlines general objectives and more specific implementation recommendations for potential development in eight

older neighbourhoods of Regina. It provides the basis for the zoning in older neighbourhoods as contained in the Zoning Bylaw.

The objectives of the Plan are to improve the residential viability of the neighbourhoods and to control encroachment of non-residential uses.

4f Part F: Transitional Area Development Plan - August 1984 ($5.00)

This is a community plan for the Transitional Area adjacent to the downtown and bounded by 13th Avenue, College Avenue, Broad Street and Albert Street.

The Plan contains policies for residential, commercial and institutional uses as a basis for zoning in the Zoning Bylaw. The primary thrust of the Plan is to maintain and encourage residential development in the community.

4g Part G: Downtown Plan - March 1985 ($4.25)

This document contains policies for Downtown Regina that must be read in association with the zoning for the downtown.

4h Part H: Rail Relocation Phase I - May 27, 1985 ($6.00)

This document provides policy and land use planning recommendations for the redevelopment of the CNR marshalling yards and associated railway corridor properties following the proposed rail relocation project.

5 Downtown Activity Survey - July 1983 ($2.20)

Dated July 1983, this brief report provides a profile of population and activity patterns for work, shopping and entertainment trips to downtown Regina.

6 Downtown in the City - November 3, 1983 ($5.00)

This report contains an outline of the proposed plan for the downtown. The purpose of the report was to solicit public comment and increase public understanding of the major issues.

7 Downtown in the City - Consolidated Zoning and Policy Plan - October 1985 ($6.50)

This report contains the approved zoning schedule for downtown and the policies for guiding future decisions.

8 Downtown Pedestrian Concept Study - June 1983 ($9.00)

Dated June, 1983, this consultant study suggests a number of ways in which the pedestrian environment in downtown Regina can be improved.

9 Heritage Tours (City of Regina) - February 1986 ($1.00)

The Heritage Tours publication consists of a bus tour and a walking tour that depicts significant heritage sites in various areas of Regina. Each site used in the tour has a short description of historical information.

The Heritage Tours booklet is used to promote Regina's heritage by exhibiting some of the finer examples of properties within the city. The tour is a means of informing the community at large as well as visitors, of the heritage resources in Regina.

10 Incentive Mechanisms for Heritage Preservation: A Discussion Paper - January 1985 ($1.00)

This discussion paper outlines several mechanisms which are currently being used across North America as a means of providing sources of funding for municipal heritage programs, and incentives to accompany heritage designations. The provision of incentives is under consideration by the City of Regina as part of its municipal heritage program.

11 Inner City Redevelopment Program for Regina - 1978 ($4.35)

This document is a detailed examination of several inner city neighbourhoods with a view to recommending redevelopment programs for each.

The Report discusses the cost-shared Neighbourhood Improvement Area (NIA) Program which replaced the earlier Neighbourhood Improvement Program (NIP).

Each neighbourhood is profiled according to their physical, economic and social characteristics. Priorities are established for the areas along with a proposed budget for the implementation of a redevelopment program in one of the neighbourhoods.

12 Inner City Strategy (Regina) - October 1977 ($7.00)

Regina's Inner City Strategy is the result of a study undertaken by the City Planning Department in the Summer of 1976. It includes neighbourhood profiles of each of the six inner city neighbourhoods, including statistical information, and presents a strategy for attempting to reverse the trend of decline in these neighbourhoods.

13 "It's Our Neighbourhood" - Neighbourhood Plan - Cathedral Area - January 23, 1979 ($3.50)

To become a neighbourhood planning area, a community association must submit an application to the Planning Department and City Council. Once the designation is received the Community is in effect under contract to the City to provide a comprehensive plan for their neighbourhood.

In January, 1979 the Cathedral Area Community Association submitted its neighbourhood plan to the Planning Department. The plan identifies the major areas of concern in their neighbourhood and proposed recommendations and solutions to offer the City some guidance on the implementation of projects and allocation of City funds to the areas.

14 Land Use Policies for the Rural Municipality of Sherwood - 1984 ($1.50)

This document provides the basis for the creation of the most recent (1984) zoning bylaw for the Rural Municipality of Sherwood, which surrounds the City of Regina.

The report describes basic characteristics of the Rural Municipality, as well as objectives, and major features of the bylaw.

15 Mainstreet Design Guidelines - 1980 ($9.00)

Northwest Regina is one of the two areas where the majority of the city's residential growth will take place over the next two decades.

"Mainstreet" (designated as Rochdale Boulevard) is now being developed between McCarthy Boulevard and Courtney Street north of the Interprovincial Pipeline right-of-way.

The report describes the Mainstreet Concept as well as detailed design criteria which are being implemented in an attempt to bring about high quality development.

16 Needs and Facilities Study for the Downtown Male Population - March 1981 ($2.00)

In the midst of a rapidly expanding 'rejuvenation' of the downtown core, a number of older hotels were coming down - with little attention being paid to the needs of the men living in them.

This study examines the needs, numbers, and housing alternatives of these men.

17 Neighbourhood Commercial Study (Woods Gordon Management Consultants) - July 1983 ($7.00)

This study was prepared in 1983 for the Planning Department as background information to neighbourhood commercial studies which resulted in changes to Regina's Zoning Bylaw. The study reported on both general and specific locational and site factors for neighbourhood commercial facilities, trade areas for those facilities, recommendations regarding neighbourhood commercial policies and zoning bylaws. Included are results of an interview survey of neighbourhood commercial business operators.

18 Neighbourhood Commercial Study (Regina Planning Department) - July 1983 ($6.50)

Published in July, 1983, this study examines issues related to neighbourhood level shopping in Regina. The study outlined market factors and trends affecting the businesses that operate at the neighbourhood level. The results of telephone surveys of nearby residents and of site inspections are included. Issues examined include environmental impacts such as traffic, noise, parking, and litter as well as hours of operation, licensed premises, electronic games, and others. The study established location and design guidelines for businesses and proposed new zones to balance the need to provide services with the need to prevent land use conflicts.

19 Neighbourhood Plan for the General Hospital Area - January 1979 ($5.00)

To become a neighbourhood planning area, a community association must submit an application to the Planning Department and City Council. Once the designation is received, the Community is in effect under contract to the City to provide a comprehensive plan for their neighbourhood.

In January 1979, the Core Community Group submitted its neighbourhood plan to the Planning Department. The plan identifies the major areas of concern in their neighbourhood and proposed recommendations and solutions to offer the City some guidance on the implementation of projects and allocation of City funds to the area.

20 The Opportunities for Conserving Energy - September 1985 (free)

This report identifies a range of potential measures to conserve energy through land use planning in Regina.

21 Overview of Regina's Development and Population Trends - October 1984 ($4.00)

This overview provides a summary of 1981 census data with particular emphasis on suburban development and densities, the relative decline of the inner city population, and occupancy rates.

Suburban development has occurred at low densities, compared to Development Plan policies, and will cause absorption of land within City boundaries sooner than expected. The inner city was depopulating primarily because of rapidly lowering occupancy rates. The number of dwelling units in the inner city is remaining virtually constant.

22 Pedestrian Level Wind Study - July 7, 1982 ($6.00)

This document reports the findings of a consultant's study on pedestrian level wind in the downtown - the existing environment, causes of adverse

Pedestrian Level Wind Study (continued)

wind conditions and potential remedial solutions. The study is based on waterflume and wind tunnel testings of a 1:500 scale model of the downtown which was undertaken in July 1982.

23 Planning District Zoning Bylaw (Regina) - May 2, 1984 ($5.50)

This document outlines the zoning and land use regulations for the Regina Planning District (Rural Municipality of Sherwood #159).

24 Population Projection: 1984 Forecast - July 1984 (free)

Prepared in July 1984, the population projections span the period to the year 2011. The cohort survival method was used, with 1981 as the base year. Birth, death, and migration trends are based on the 1976-1981 period.

By 2011, Regina's population is projected to be about one-quarter million. There will be significant increases in the number of senior citizens and while the number of school age children will increase, their percentage of the total population will decline.

25 Regina Zoning Bylaw

25a Text - 1985 ($6.00)

25b Maps - August 1985 ($5.00)

A zoning bylaw is a set of regulations controlling land use which stipulates the types of uses permitted on the land and also regulates the placement and size of the buildings on the lots.

Because of its practical application, a zoning bylaw is a very important document in that it provides the major method for implementing the policies of the Plan.

Regina Zoning Bylaw (continued)

A number of concepts were initiated which were designed to give City Council more direct control over certain areas and uses, yet at the same time, allow for more flexibility in development and design.

26 Retail Market Study (Woods Gordon Management Consultants) - September 1981 ($5.60)

The Retail Market Study examines the demand for and supply of retail store space in the City of Regina particularly for DSTM (Department Store Type Merchandise) goods and food products. Demand is a measure of the population and income of Regina's trading area while supply is a measure of the square footage of DSTM and food retail space. The study concluded that a "deficiency" of retail space in 1981 would soon become a "surplus" of space with the advent of major new developments. As a result, the report recommended a temporary hold on the approval of major new retail developments.

27 Retail Market Study 1985 Revision - September 1985 ($2.00)

This study provides updated information regarding the population and income of Regina and its trading area, as well as the amount of occupied retail floor space in the city.

In accordance with a formula provided by consultants in 1981, Regina still has an over supply of retail floor space devoted to "department store type merchandise" (DSTM) and an under supply of retail floor space devoted to food retailing.

28 Street Enhancement - 1980 ($8.00)

This report describes the efforts of the City to enhance the appearance and function of several streets in the downtown core through the use of street furniture, plantings, lighting, porta-parks, bus shelters and other architectural means.

Street Enhancement (continued)

The document describes the design considerations in planning street enhancement, as well as the development of an organization to implement the program.

29a-d A Study to Determine a Comprehensive Industrial Development Strategy ($28.20) set

29a Phase I Report: The Demand for Industrial Land - April 2, 1979 ($7.60)

This document is intended to provide input to the subsequent phases of the study. The forecast ranges provide a reasonable basis for planning decisions within the study and in subsequent years. More specifically, the report presents an overview of the present industrial base and data pertaining to basic industrial growth projections.

29b Phase 2 and 3 Report: Implications and Impact of a Trend Assignment of Future Industrial Growth - July 16, 1979 ($7.60)

This document presents in greater detail the various major issues (water supply, water distribution system, sewage, storm drainage) and some impacts on future industrial growth and the aquifer within the area of the study.

29c Phase 4 and 5 Report: Development Alternatives and Recommended Strategy - November 29, 1979 ($7.60)

This document presents the recommended strategy involving the limitation of development in the Northern Industrial area to infill of approximately 110 acres. The report forms the basis of a working meeting with the Steering Committee, after which the final report of the Study was prepared.

29d Final Report - September 16, 1980 ($5.40)

This report summarizes the preceding three volumes (support documents) which details the analysis as it was undertaken, and traces the evolution of the strategy from the initial examination of the implication of current trends through to the recommended strategy which builds on the actions taken in the past while proposing changes in direction to maximize opportunities and minimize problems in the future.

30 A Study of the MAC1, MAC2 - Major Arterial Commercial Zones - February 1985 ($5.10)

This report reviews and makes recommendations for amendment to the MAC1 and MAC2 zones, as well as to other zones primarily located on major arterial streets. The interface of MAC1, MAC2 zones with adjacent residential uses is also examined.

31 A Study of the PUD - Planned Unit Development Zoning on Rochdale Blvd. - June 1985 ($2.35)

This document discusses the existing PUD zoning on Rochdale Blvd. and proposes that a new "Mainstreet Zone" be created to overcome some of the difficulties experienced with the PUD zoning.

32 A Study of the 300 - 500 Blocks of Pasqua Street - June 1985 ($2.25)

The study identifies a course of action to address changes which the 3 block area is experiencing as a result of the development of Lewvan Drive. Commercial rezoning and property acquisition options were rejected in favour of amending the roadway design to include a service street which would separate the single family residential properties from the high speed arterial roadway.

33 Subdivision Bylaw - February 1986 ($3.00)

A bylaw of the City of Regina regulating and controlling the subdivision of land.

34 Subdivision Plan Inventory - February 1985 ($3.00)

The purpose of this report is to monitor new suburban residential growth in the northwest and southeast growth areas in Regina. This is done by comparing the actual densities (density is defined as the ratio of dwelling units to hectares) being achieved with the target densities that were established in the sector plans of the 1979 Municipal Development Plan. An inventory has been developed which calculates the density of each proposed development phase and the impact the development would have on the overall density achieved by the subdivision.

A Tourism Study for Regina (Prepared by HLA Consultants):

35a Text - April 1982 ($4.80)

35b Appendices - 1982 ($9.00)

The Tourism Study was undertaken by HLA Consultants for the City of Regina in the Summer of 1982. Visitors to the city were interviewed in order to obtain:

1) a profile of the characteristics of these visitors;
2) their travel plans;
3) their perceptions of and attitudes towards attractions and facilities in Regina;
4) the activities in which they engage;
5) their expenditures while in the city.

The purpose of the Study was to collect information necessary for public and private sector decision-makers to cooperatively develop a strategy and marketing plan to increase the level of tourism and tourist related activities in Regina. To this end, the study arrives at a number of conclusions and recommendations.

36 Towards a Downtown Plan - February 1982 ($4.00)

This report describes the existing policies and proposes a program of work necessary to achieve a downtown plan.

37 Transitional Area Parking and Circulation Study (Stanley Associates Engineering Limited) - May 1984 ($6.00)

This study was commissioned by the City to look at vehicular circulation, vehicular parking and pedestrian circulation in the Transitional Area.

38 Tuxedo Park Concept Plan - September 1978 ($4.35)

Tuxedo Park is the area of Regina bounded by Winnipeg Street on the west, the CPR mainline on the north, Park Street on the east, and Victoria and Arcola Avenues on the south. During the early 1960's and continuing to the present, many businesses of a light manufacturing, warehouse or wholesale operations nature have, because of expansion, new operations methods and/or general obsolescence of their existing facilities, moved out of the old warehouse district and into Tuxedo Park.

39 Urban Design for the Downtown - November 1982 ($3.00)

This consultant study describes the visual aspects of the downtown and suggests consideration of a number of issues. Design guidelines are suggested for consideration into new developments.

40 Victoria Avenue East Zoning Review - November 1979 ($3.80)

Prepared by the IBI Group in conjunction with the City of Regina, the focus of this study is on the lands abutting that portion of the Victoria Avenue East corridor extending from the Ring Road interchange to the

Victoria Avenue East Zoning Review (continued)

eastern City limits. This area has recently become a particular concern to the City because of the pressure being placed on the City to allow extensive major aterial commercial developments on lands currently zoned to accommodate highway commercial uses. Historically, developers have successfully pressed the city to rezone lands in other corridors from HC to MAC2 designations so that the only significant reserves of vacant HC lands are in the Victoria Avenue corridor.

41 The Zoning Bylaw and the provision of Day Care Facilities in the City of Regina - January 1983 ($2.65)

This study was done to determine the extent to which day care centres in Regina should be regulated by the Municipal Zoning Bylaw. It looks at problems such as: the type of street on which the day care is located; setback size and fencing of outdoor play areas; safety of pickup and delivery zones; proximity to bus stops and community facilties; and the distribution of day care centres throughout the city.

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